

# 20256-58, 20264, 20272 54A AVENUE

## LANGLEY, BC

### LANDSCAPE SET - ISSUED FOR DEVELOPMENT PERMIT

November 16<sup>th</sup>, 2023

#### LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	CONCEPT PLAN - OVERALL
L1.1	CONCEPT PLAN - GROUND LEVEL
L1.2	CONCEPT PLAN - ROOF AMENITY
L1.3	LIGHTING PLAN - GROUND LEVEL
L1.4	LIGHTING PLAN - ROOF
L2.0	PLANTING PALETTE
L2.1	PLANTING PALETTE - GROUND LEVEL
L2.2	PLANTING PLAN - ROOF
L3.0	DETAILS - SOFTSCAPE
L3.1	DETAILS - HARDSCAPE
L3.2	DETAILS - FURNISHINGS
L3.3	DETAILS - FURNISHINGS
L3.4	DETAILS - FURNISHINGS
L3.5	DETAILS - ROOF
L3.6	DETAILS - ELEVATIONS

#### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF LANGLEY.

ALL PUBLIC REALM DETAILS TO THE CITY OF LANGLEY STANDARDS.

David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P404202048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT OF THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR OPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

#### REVISIONS

#### MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:200  
Drawn: MGC/EG  
Reviewed: DS  
Project No. 23-019

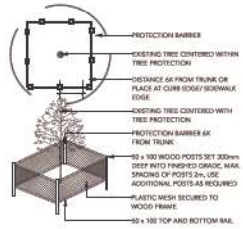
COVER PAGE

L0.0

# TREE MANAGEMENT PLAN

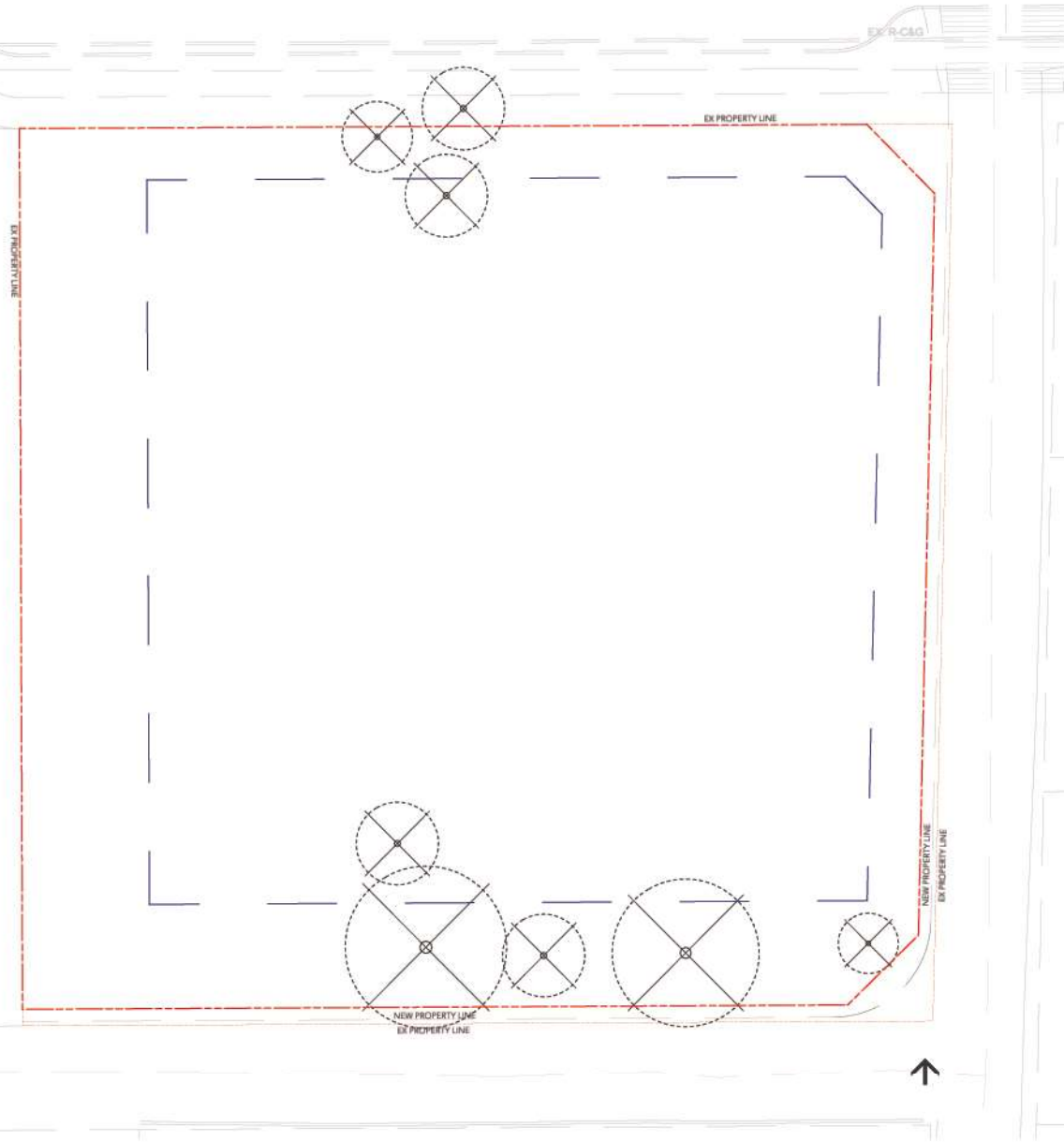
## TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



## TREE PROTECTION NOTES

- REFER TO CERTIFIED ARBORIST REPORT (DATED: SEPTEMBER 26, 2022 BY GLENN MURRAY, FROGGERS CREEK TREE CONSULTANTS LTD.) TO VERIFY INFORMATION REGARDING EXISTING TREES TO BE RETAINED/REMOVED AND TREE RETENTION VIABILITY
- INSTALL TREE PROTECTION BARRIER AROUND ALL TREES TO BE PRESERVED TO CITY OF LANGLEY STANDARDS AND SPECIFICATIONS, SUBJECT TO REVIEW BY PROJECT ARBORIST.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF VANCOUVER STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF LANGLEY TREE PROTECTION BY-LAWS.
- FOR CARE AND PROTECTION OF EXPOSED ROOTS AND ROOT CURTAIN SYSTEM CONSULT PROJECT ARBORIST.
- TUNNEL UNDER AND AROUND ALL SIGNIFICANT ROOTS BY HAND DIGGING. DO NOT CUT MAIN LATERAL ROOTS.
- TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY CITY OF LANGLEY.
- CONTRACTOR TO CONTACT PROJECT ARBORIST, CITY ARBORIST AND/OR LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- PROTECTION OF CITY STREET TREES IS REQUIRED. NO WORK MAY BE DONE WITHIN 1.0 METER OF THE CRITICAL ROOT ZONE OF THIS TREE UNLESS AN ISA CERTIFIED ARBORIST IS IN ATTENDANCE TO SUPERVISE. WORK INCLUDES DEMOLITION, EXCAVATION, CONSTRUCTION AND FINAL LANDSCAPING. ALL SITE WORK SUPERVISED BY THE ARBORIST SHALL BE DOCUMENTED IN A POST-CONSTRUCTION ARBORIST REPORT. CALL THE CITY OF LANGLEY'S ARBORIST TO PRUNE, LIMB-UP AND OR COORDINATE SPECIAL TREE PROTECTION MEASURES AS REQUIRED BY THE ARBORIST.
- ALL SIDEWALKS BETWEEN THE CURB AND PROPERTY LINE ARE TO BE RECONSTRUCTED FULLY AT THE APPLICANT'S EXPENSE.



David Stoyko  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.750.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THE PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE  
PROJECTS

12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21

## REVISIONS

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:150
Drawn:	DS
Reviewed:	DS
Project No.:	23-019

## TREE MANAGEMENT PLAN

L0.1

# CONCEPT PLAN - OVERALL



**David Stoyko**  
Landscape Architect  
2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.700.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTD REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LANDSCAPE  
CONCEPT -  
OVERALL



# CONCEPT PLAN - GROUND LEVEL



**David Stoyko**  
 Landscape Architect  
 2885 6TH AVENUE EAST  
 VANCOUVER BC V6M 1K3  
 P. 604.720.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCRETE STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
 PROJECTS

12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21
REVISIONS		

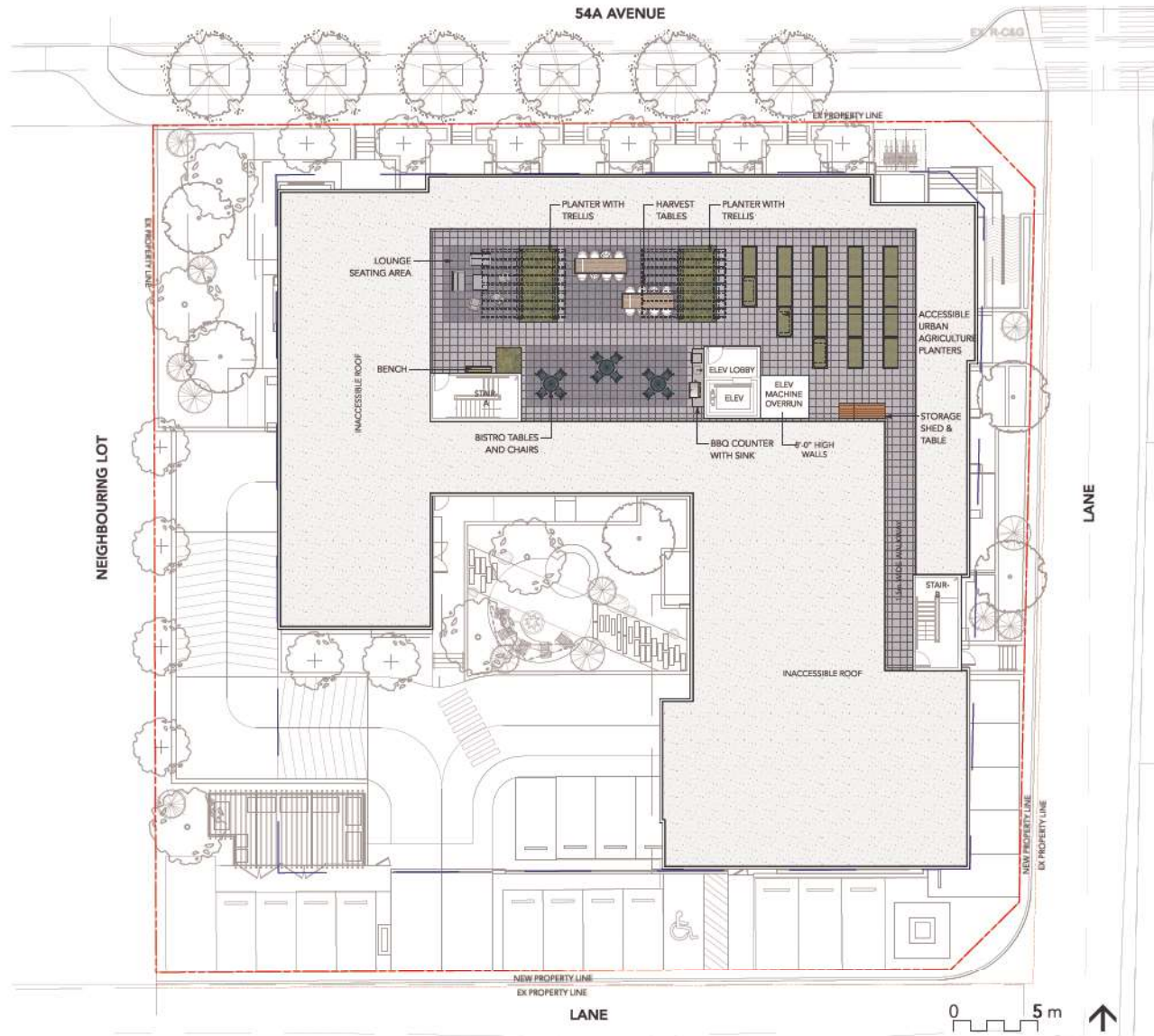
## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
 City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LANDSCAPE  
 CONCEPT -  
 GROUND LEVEL

# CONCEPT PLAN - ROOF



**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.720.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54a Avenue  
City of Langley, British Columbia




Scale: 1:125  
Drawn: MGC  
Reviewed: DS  
Project No. 23-019

LANDSCAPE  
CONCEPT - ROOF



# LIGHTING PLAN - GROUND LEVEL

## LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL/STEP
	WALL MOUNTED LIGHT SEE ARCH / ELECTRICAL



**UPLIGHT**  
MP LIGHTING MODEL L930  
COLOUR: MATTE ANODIZED



**WALL LIGHT**  
MP LIGHTING MODEL L49 MA  
9-3/4" X 4-7/8", 6W LED  
MATTE ANODIZED ALUMINUM



**WALL-MOUNTED LIGHT**  
MP LIGHTING MODEL L721  
4" DIAMETER, 8W LED  
MATTE ANODIZED ALUMINUM



**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCRETE STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia




Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LIGHTING PLAN -  
GROUND LEVEL

L1.3

# LIGHTING PLAN - ROOF

## LIGHTING LEGEND

SYMBOL	DESCRIPTION
	UPLIGHT
	WALL/STEP
	WALL MOUNTED LIGHT SEE ARCH / ELECTRICAL



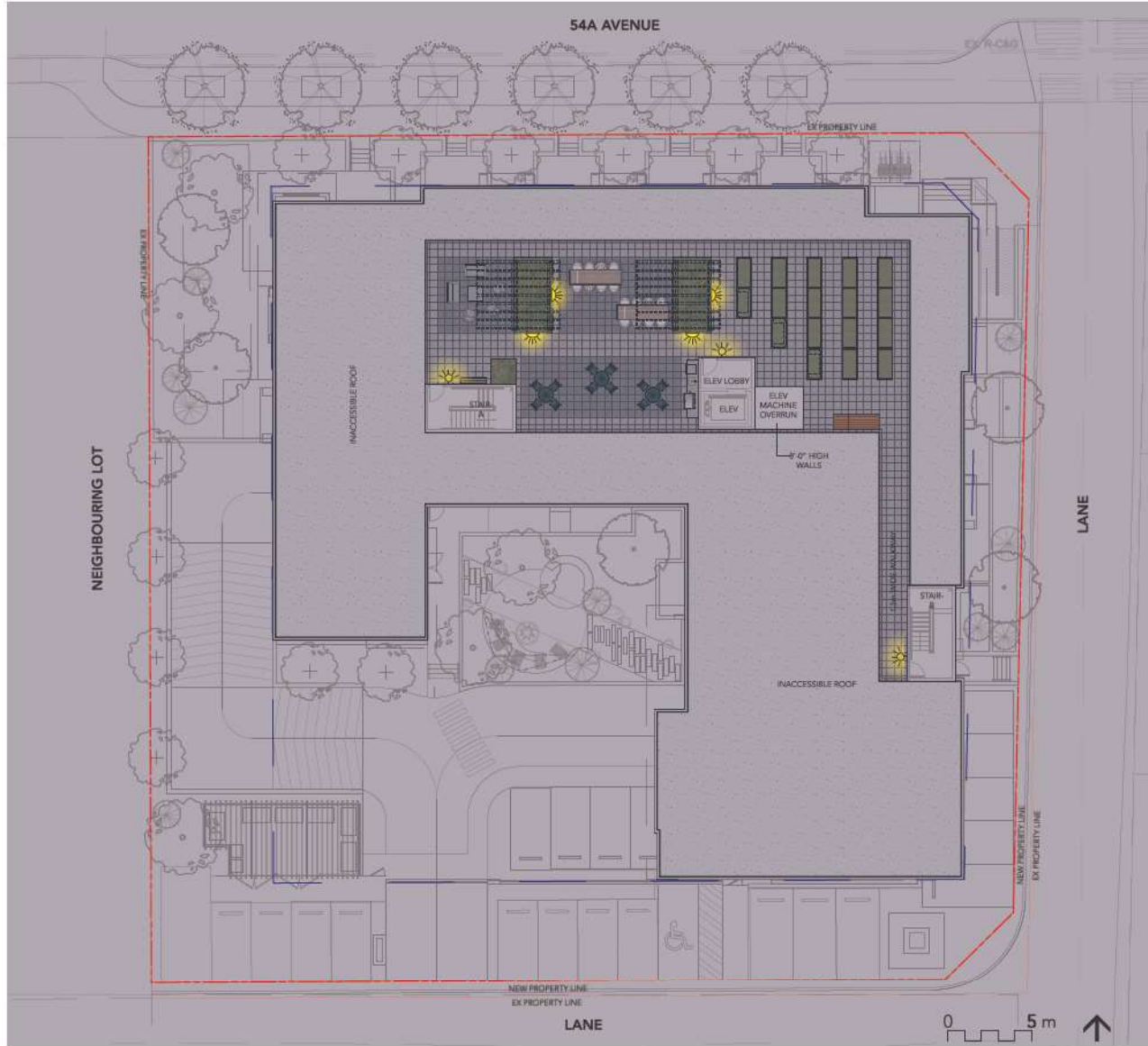
**UPLIGHT**  
MP LIGHTING MODEL L930  
COLOUR: MATTE ANODIZED



**WALL LIGHT**  
MP LIGHTING MODEL L49 MA  
9-3/4" X 4-7/8", 6W LED  
MATTE ANODIZED ALUMINUM



**WALL-MOUNTED LIGHT**  
MP LIGHTING MODEL L721  
4" DIAMETER, 8W LED  
MATTE ANODIZED ALUMINUM



**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21
REVISIONS	

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:125
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

LIGHTING PLAN -  
ROOF

L1.4





## THEME PLANTS

EVERGREEN AND ALL-SEASON INTEREST



COLOUR HIGHLIGHTS



TEXTURES AND FORMS

INTERESTING FOLIAGE



NATIVE & EVERGREEN PLANTS



GROUND COVER VARIETY AND TEXTURE

## Plant List and Materials

	QTY. TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	6	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	7cm cal.	As shown	
Street tree species, form, and quality to be to City of Langley standards						
	5	<i>Betula nigra</i>	River Birch	6cm cal.	As shown	
	14	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal.	As shown	
	10	<i>Pinus densiflora</i> 'Umbraculifera'	Tanyosho Pine	2.5M, DB8	As shown	
	5	<i>Acer tegmentosum</i>	Manchurian Snakebark Maple	6cm cal.	As shown	
SHRUBS						
	108	<i>Gaultheria shallon</i>	Salal	No. 1 Pot	24" o.c.	
	148	<i>Ilex crenata</i> Convexa	Japanese Holly	No. 5 Pot	24" o.c.	
	73	<i>Mahonia nervosa</i>	Dwarf Oregon Grape	No. 2 Pot	24" o.c.	
	149	<i>Polystichum munitum</i>	Western Sword Fern	No. 1 Pot	24" o.c.	
	31	<i>Rhododendron</i> 'Ken Jaseck'	Red Yaku Rhododendron	No. 2 Pot	24" o.c.	
	17	<i>Ribes sanguineum</i>	Red Currant	No. 5 Pot	36" o.c.	
	44	<i>Sarcococca hookeriana humilis</i>	Sweetbox	No. 2 Pot	24" o.c.	
	51	<i>Skimmia japonica</i> 'Rubella'	Rubella Japanese Skimmia	No. 3 Pot	30" o.c.	
	39	<i>Symphoricarpos albus</i>	Snowberry	No. 3 Pot	30" o.c.	
	107	<i>Taxus baccata repandens</i>	Creeping Yew	No. 3 Pot	24" o.c.	
PERENNIALS AND VINES						
	53	<i>Athyrium niponicum</i>	Japanese Painted Fern	No. 1 Pot	18" o.c.	
	206	<i>Blechnum spicant</i>	Deer Fern	4" (10cm) Pot	18" o.c.	
	67	<i>Dicentra formosa</i>	Bleeding Heart	4" (10cm) Pot	18" o.c.	
	61	<i>Eriophyllum lanatum</i>	Woolly Sunflower	4" (10cm) Pot	18" o.c.	
	26	<i>Panthenocissus quinquefolia</i>	Virginia Creeper	No. 1 Pot	24" o.c.	
GROUND COVERS						
	234	<i>Fragaria chiloensis</i>	Native Coastal Strawberry	4" (10cm) Pot	15" o.c.	
	101	<i>Oxalis oreganum</i> (50%)	Wood Sorrel	4" (10cm) Pot	15" o.c.	
	101	<i>Pachysandra terminalis</i> (50%)	Japanese Spurge	4" (10cm) Pot	15" o.c.	
	50	<i>Rubus calycinoides</i>	Emerald Carpet	4" (10cm) Pot	15" o.c.	
	27	Sq. Ft. Sodded Lawn				

- NATIVE PLANTS
- DROUGHT TOLERANT PLANTS
- POLLINATOR FRIENDLY PLANTS
- SEASONAL INTEREST PLANTS
- FOOD RESOURCE PLANTS
- HABITAT VALUE PLANTS
- EVERGREEN PLANTS

## David Stoyko Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P. 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

## SCALE PROJECTS

12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-06
1	ISSUED FOR CONCEPT REVIEW	23-09-21
REVISIONS		

## MULTI-FAMILY DEVELOPMENT

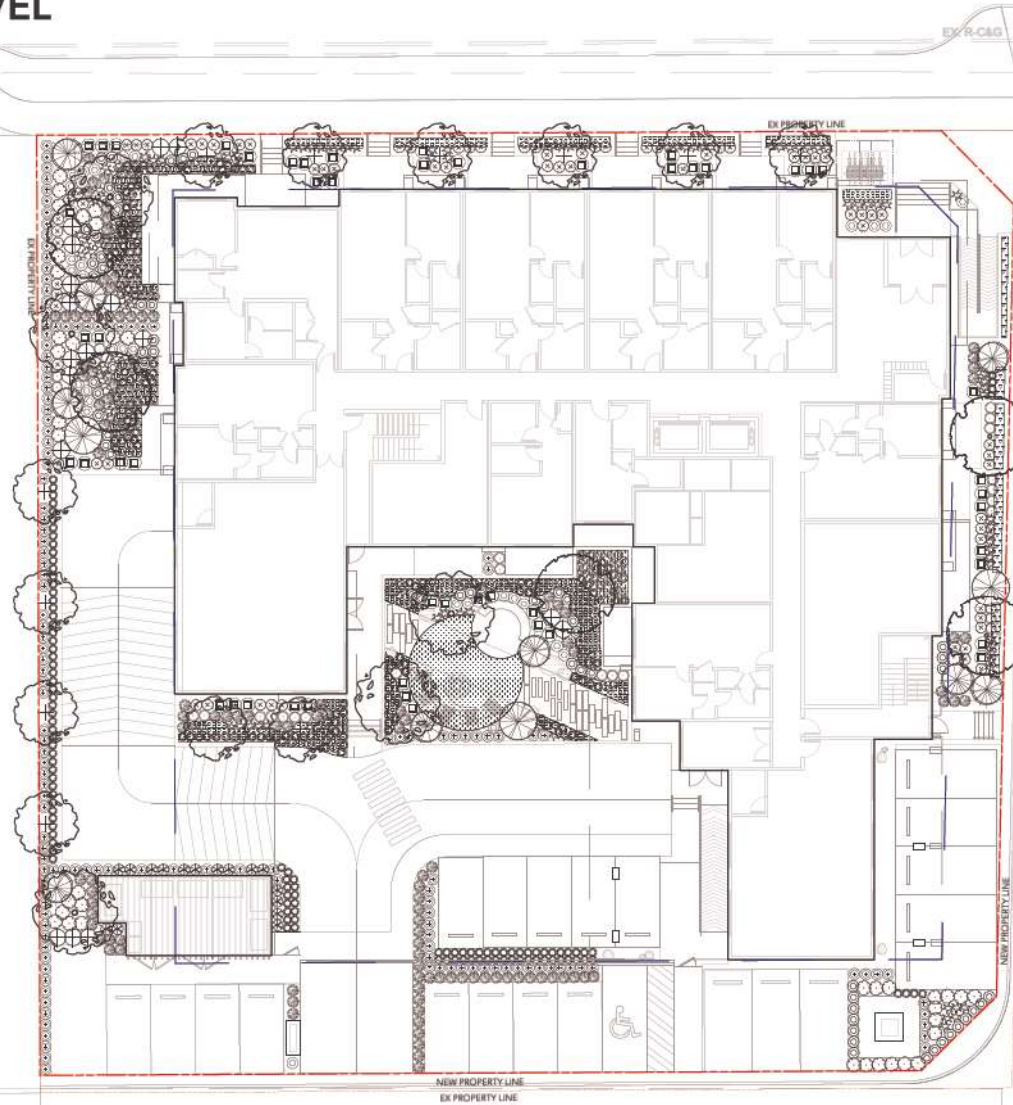
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	N/A
Drawn:	MGC
Reviewed:	DS
Project No.:	23-019

## PLAN LIST & MATERIALS



# PLANTING PLAN - GROUND LEVEL



**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0448

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONDUIT STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	

4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTD REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21

REVISIONS

## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: 1:100

Drawn: MGC/DS/EG

Reviewed: DS

Project No. 23-019

PLANTING PLAN -  
GROUND LEVEL

# PLANTING PLAN - ROOF

**David Stoyko**  
Landscape Architect

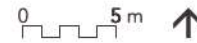
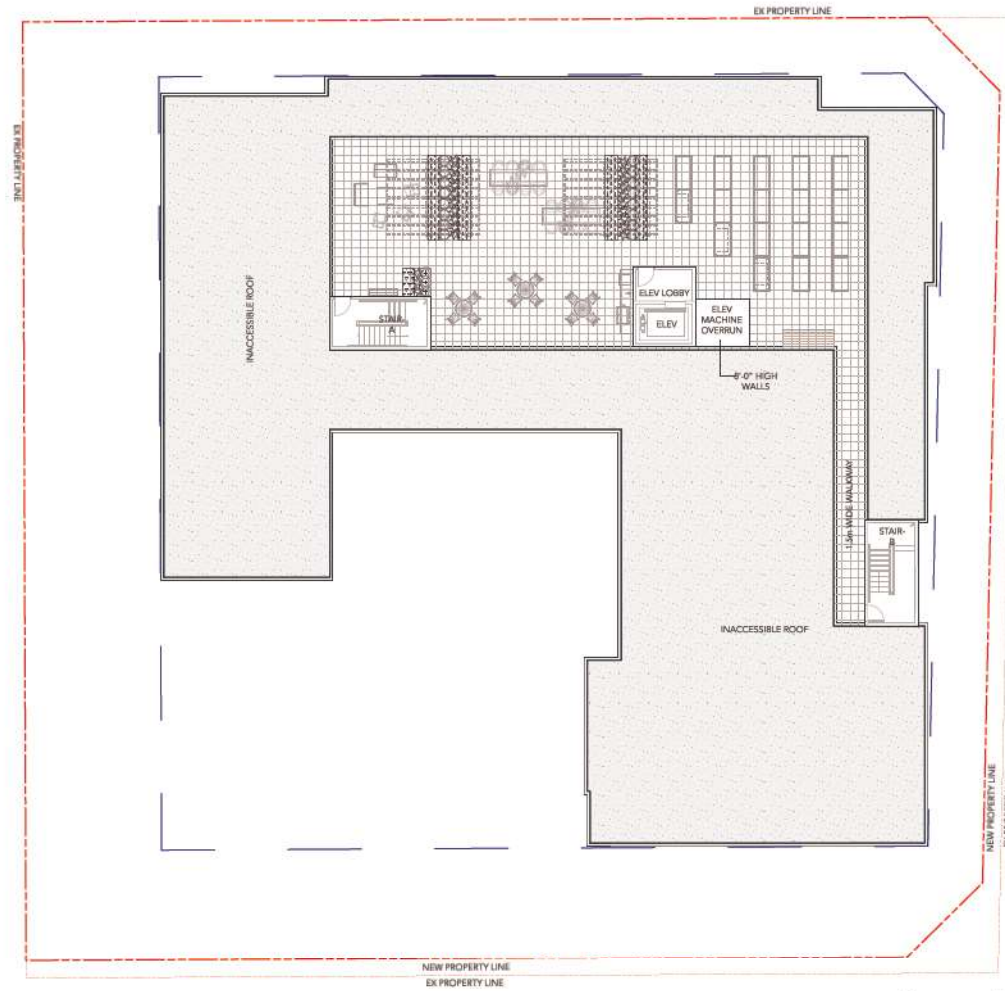
2885 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS



12
11
10
9
8
7
6
5

4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTD REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21
REVISIONS		

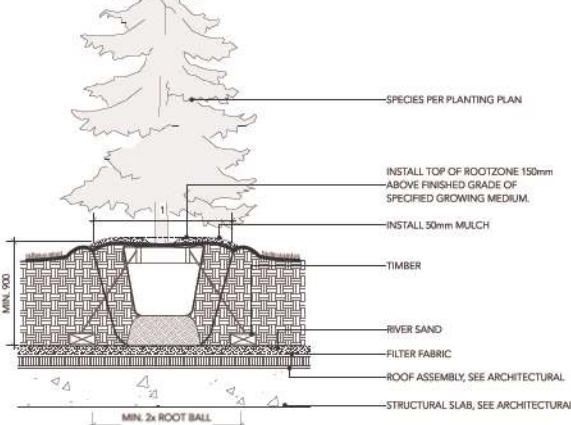
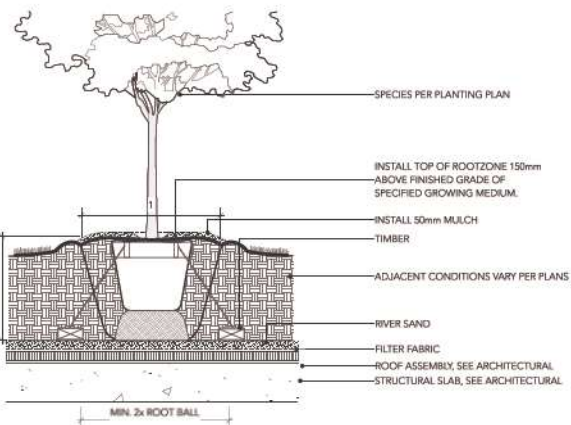
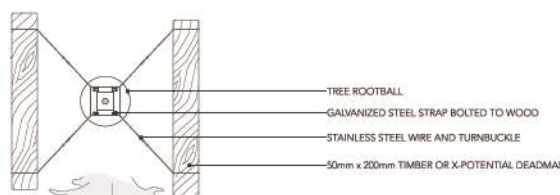
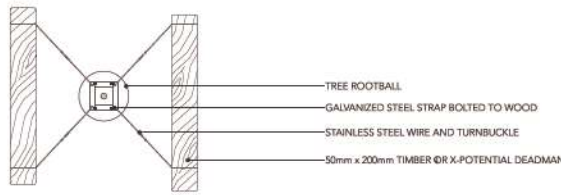
## MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	1:100
Drawn:	MGC/DS
Reviewed:	DS
Project No.:	23-019

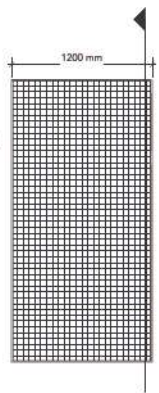
## PLANTING PLAN - ROOF





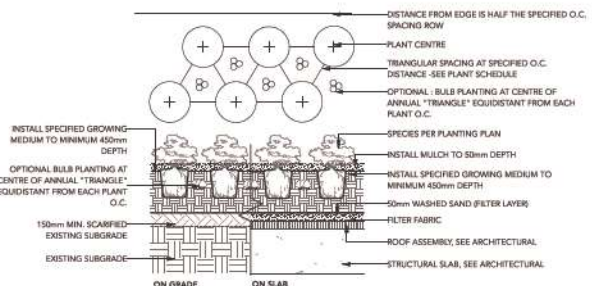
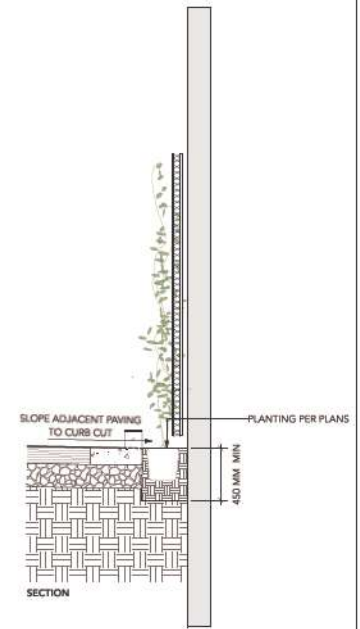
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)  
Scale: 1:20

3 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)  
Scale: 1:20

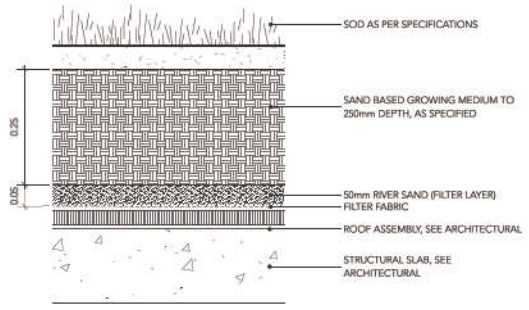


GREEN SCREEN WALL-MOUNT  
4'0" X 8'0" PANELS WITH FRAME  
BY: GREENSCREEN  
(1.800.450.3494)

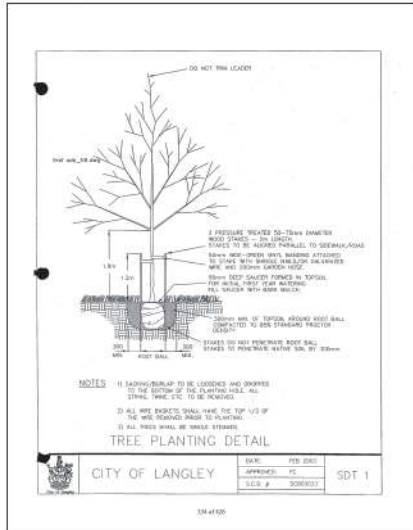
5 GREEN SCREEN  
Scale: 1:20



2 SHRUB AND GROUNDCOVER PLANTING (TYPICAL)  
Scale: 1:25



4 SOD LAWN ON SLAB  
Scale: 1:5



NOTES:

- 1) SOD/SHRUB/LAWN TO BE LOOSENED AND SHIPPED TO THE BOTTOM OF THE PLANTING HOLE. No STUMP, TWIG, ETC. TO BE REMOVED.
- 2) ALL WIRE BRACKETS SHALL HAVE THE TOP 1/3 OF THE WIRE EXPOSED PRIOR TO PLANTING.
- 3) ALL BRACKETS SHALL BE BRASS.

TREE PLANTING DETAIL

CITY OF LANGLEY	DATE: FEB 2024	SDT 1
	DRAWN BY: DS	
	SCALE: 1:20	

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

SCALE PROJECTS

12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTD REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21

REVISIONS

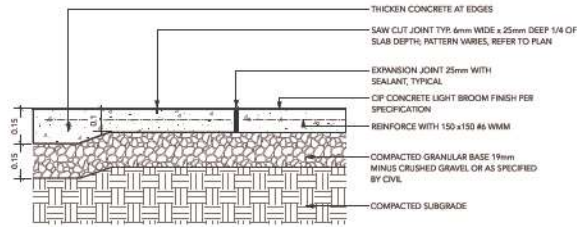
MULTI-FAMILY DEVELOPMENT

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	DS/MGC
Reviewed:	DS
Project No.:	23-019

DETAILS - SOFTSCAPE

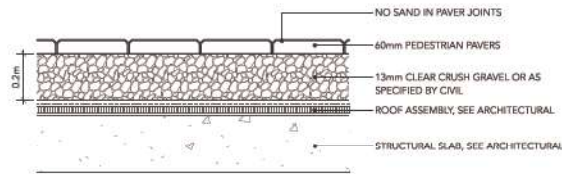
**PAVING TYPE:** COLOURED CONCRETE (AT CORNER NODE)  
**COLOUR:** LITE GRAY  
**SUPPLIER:** DAVIS COLORS (323-265-8323)



- NOTES:**  
 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE PAVING**  
 Scale: 1:10

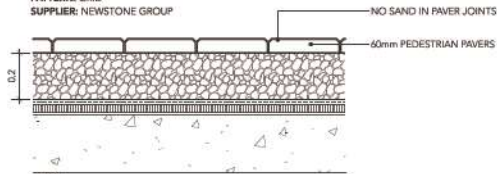
**PAVER TYPE (FEATURE PAVING):** DORADO SERIES  
**DIMENSIONS:** 6" X 6" x 2 3/8" (151mm x 151mm x 60mm), 6" X 12" x 2 3/8" (151mm x 304mm x 60mm)  
**COLOUR:** CHARCOAL  
**PATTERN:** 1/3 OFFSET RUNNER BOND  
**SUPPLIER:** NEWSTONE GROUP (1.604.332.4030)



- NOTE:**  
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

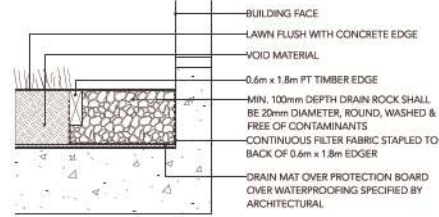
**2 PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)**  
 Scale: 1:10

**PAVER TYPE:** MANHATTAN VIBRO-PRESSED SLABS  
**DIMENSIONS:** 454 mm x 454 mm x 50.8 mm  
**COLOUR:** NATURAL  
**PATTERN:** GRID  
**SUPPLIER:** NEWSTONE GROUP

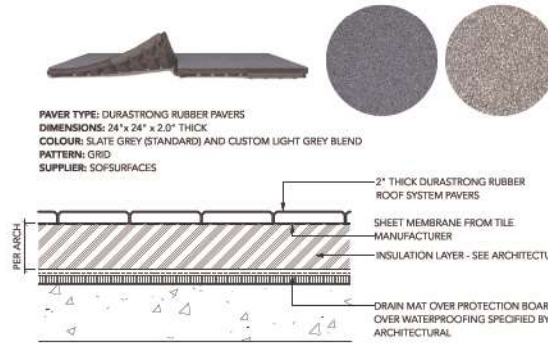


- NOTE:**  
 USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

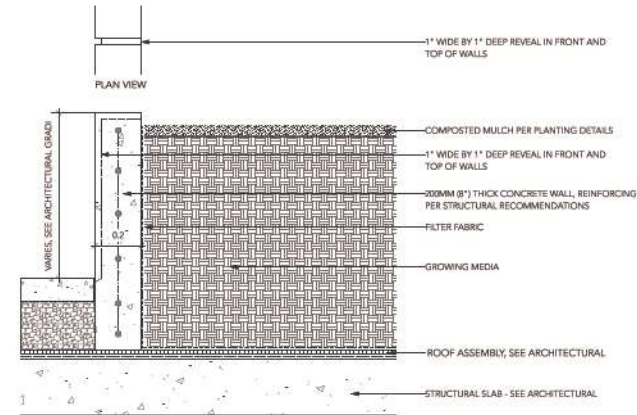
**3 PATIO UNIT PAVERS ON SLAB (TYPICAL)**  
 Scale: 1:10



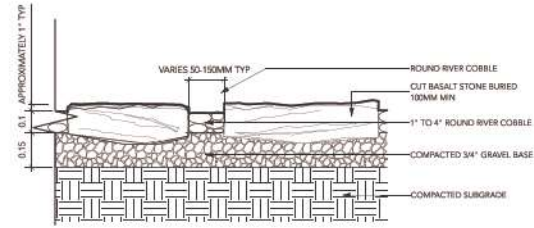
**4 GRAVEL DRAIN STRIP - ON SLAB**  
 Scale: 1:10



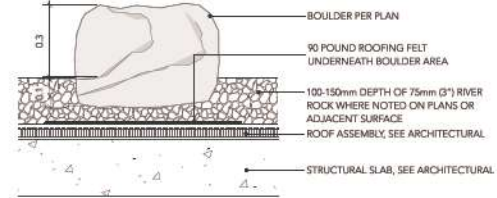
**5 RUBBER ROOF PAVERS**  
 Scale: 1:10



**6 TYPICAL CIP CONCRETE WALL ON SLAB**  
 Scale: 1:10



**7 STEP STONES IN RIVER COBBLE**  
 Scale: 1:10



**8 LANDSCAPE BOULDER ON SLAB**  
 Scale: 1:10

**David Stoyko**  
 Landscape Architect

2886 6TH AVENUE EAST  
 VANCOUVER BC V6M 1K3  
 P. 604.700.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE PROJECTS**

12
11
10
9
8
7
6
5

ISSUED FOR DEVELOPMENT PERMIT	23-11-16
ISSUED FOR REVIEW	23-10-27
ISSUED FOR CPTED REVIEW	23-10-05
ISSUED FOR CONCEPT REVIEW	23-09-21

REVISIONS

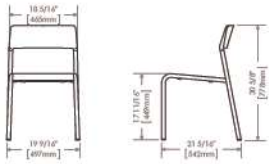
**MULTI-FAMILY DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

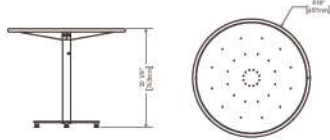
DETAILS -  
 HARDSCAPE





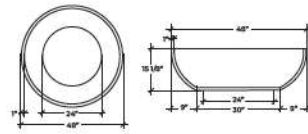
**FORO SERIES MCH-1700-00001 CHAIRS**  
 COLOUR: STANDARD SILVER  
 SUPPLIER: MAGLIN SITE FURNISHINGS

**1 ROOF TOP BISTRO CHAIRS**  
 Scale: NTS



**FORO SERIES MTB-1700-00746 36\"/>**

**2 ROOF TOP BISTRO TABLES**  
 Scale: NTS



**MODEL: QUADRA 48 GAS WITH 50K HPC BURNER W/ PUSH BUTTON IGNITOR AND AUTO-SHUT OFF**  
**COLOUR: MOONLIGHT WITH CERAMIC RIVER ROCK**  
**BY: DREAM CAST, (1-604-278-4939)**

**NOTE: REFER TO MECHANICAL AND ELECTRICAL FOR CONNECTIONS**

**5 COFFEE TABLE**  
 Scale: NTS



**URBAN FARM HARVEST PICNIC TABLE**  
 COLOUR: SILVER / GREY  
 SUPPLIER: WSH-BONE (604-626-0476)

**3 ROOF TOP HARVEST TABLE**  
 Scale: NTS

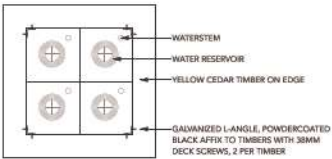


**NOTE:**  
 1. MANUAL SHUT OFF VALVE TO BE PROVIDED FOR GAS BARBECUE CONNECTION.  
 2. BARBECUE GRILL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION.  
 3. REFER TO MECHANICAL DRAWINGS FOR GAS CONNECTIONS.  
 4. CONTRACTOR AND STRUCTURAL TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE CONSULTANT REVIEW AND APPROVAL PRIOR TO FABRICATION OF CUSTOM COUNTER AND BARBECUE ELEMENTS.

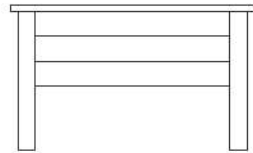
**6 BBQ AND COUNTER**  
 Scale: 1:25



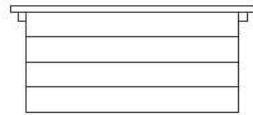
PRECEDENT IMAGE



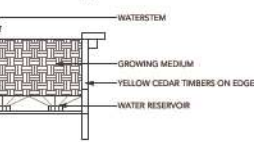
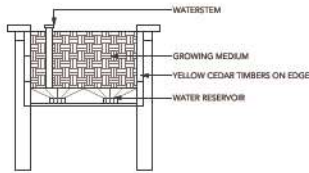
PLAN



ELEVATED ACCESSIBLE PLANTER



SIDE ELEVATION



CROSS SECTION



**MODEL: ADIRONDACK CHAIR (CURVED)**  
**SUPPLIER: LOLL DESIGNS**  
**COLOUR: LEAF GREEN**  
**SUPPLIER: VANCOUVER SPECIAL (604-548-3673)**

**7 ADIRONDACK CHAIRS**  
 Scale: N.T.S.

**David Stoyko**  
**Landscape Architect**

2686 6TH AVENUE EAST  
 VANCOUVER BC V6M 1K3  
 P. 604.750.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE REUSED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
**PROJECTS**

12	
11	
10	
9	
8	
7	
6	
5	

4 ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3 ISSUED FOR REVIEW	23-10-27
2 ISSUED FOR CPTED REVIEW	23-10-05
1 ISSUED FOR CONCEPT REVIEW	23-09-21

REVISIONS

**MULTI-FAMILY DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
 City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	MGC/DS/EG
Reviewed:	DS
Project No.:	23-019

**DETAILS - FURNISHINGS**

**David Stoyko**  
Landscape Architect

2885 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P: 604.750.0548

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE PROJECTS**

12	
11	
10	
9	
8	
7	
6	
5	
4	ISSUED FOR DEVELOPMENT PERMIT 23-11-16
3	ISSUED FOR REVIEW 23-10-27
2	ISSUED FOR CPTED REVIEW 23-10-05
1	ISSUED FOR CONCEPT REVIEW 23-09-21

REVISIONS

**MULTI-FAMILY DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN

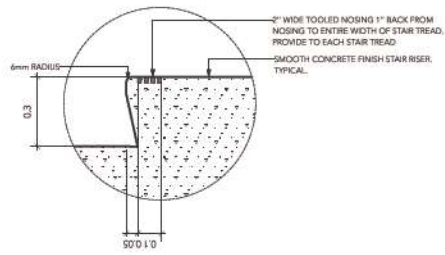
Drawn: MGC/DS

Reviewed: DS

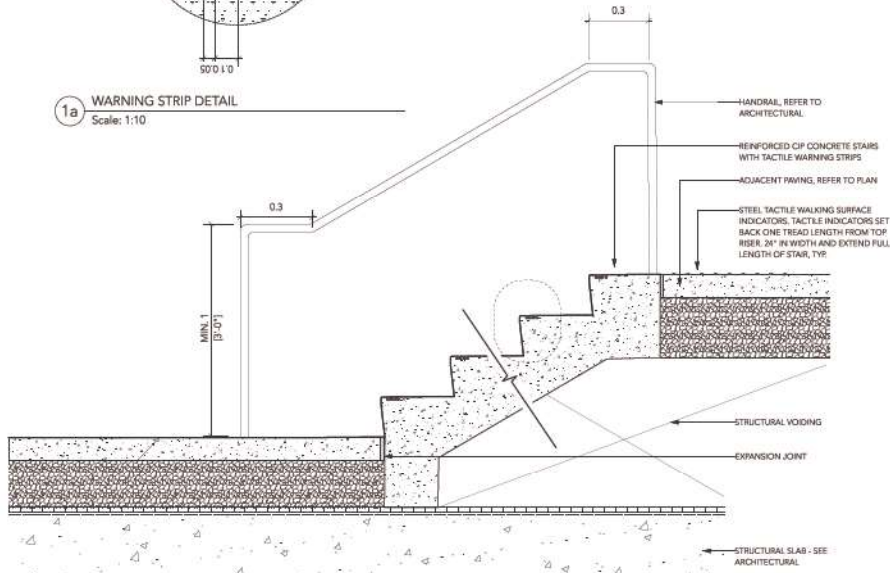
Project No. 23-019

**DETAILS - FURNISHINGS**

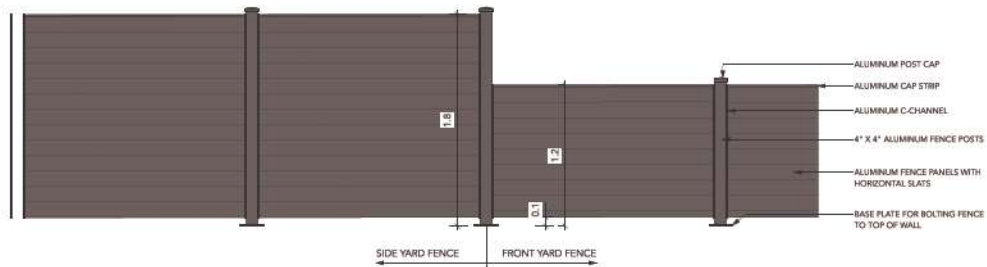
L3.3



**1a** WARNING STRIP DETAIL  
Scale: 1:10



**1** CIP STAIR ON SLAB  
Scale: 1:10

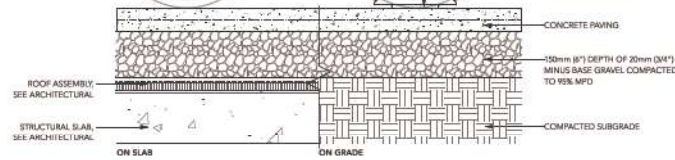
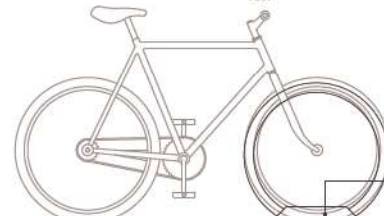
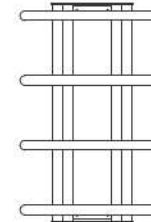


**2** SIDE YARD / FRONT YARD FENCE  
Scale: 1:20

**FENCE NOTES:**  
1. ALL FENCE ELEMENTS TO BE ALUMINUM, PAINTED.  
2. ALL FASTENERS TO BE STAINLESS STEEL OR SUITABLE NON-REACTIVE METAL.  
3. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.  
4. ALL HOLLOW OR SQUARE-SECTION ELEMENTS TO BE CAPPED IF END EXPOSED.  
5. FINAL COLOUR TO BE DETERMINED.



MODEL: MBR350-4  
FINISH: SILVER  
BY: MAGLIN (1.800.716.5506)

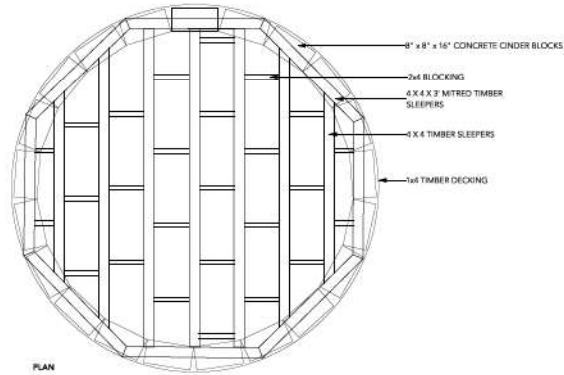


**3** BIKE RACK  
Scale: 1:10

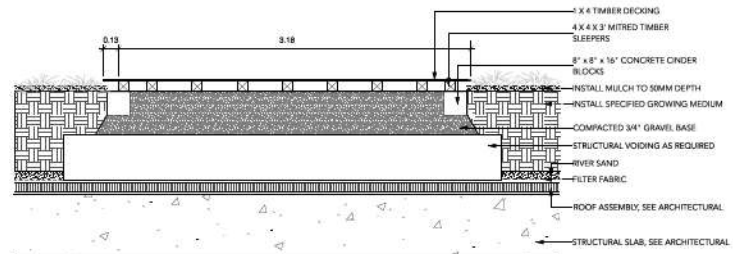




**1a** TIMBER DECKING - PLAN  
Scale: 1:20



**1b** TIMBER DECKING - FRAMING PLAN  
Scale: 1:20



**SECTION**

- TIMBER NOTES:**
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
  2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
  3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
  4. ALL CUTS TO BE SQUARE AND CLEAN.
  5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
  6. WOOD DIMENSIONS ARE NOMINAL UNLESS NOTED ON DRAWINGS.

**1c** TIMBER DECKING  
Scale: 1:20

**David Stoyko**  
Landscape Architect

2886 6TH AVENUE EAST  
VANCOUVER BC V6M 1R3  
P: 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	

4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPFT REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21

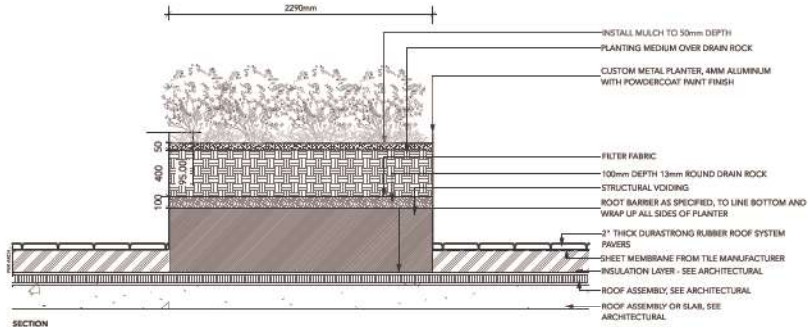
REVISIONS

**MULTI-FAMILY DEVELOPMENT**

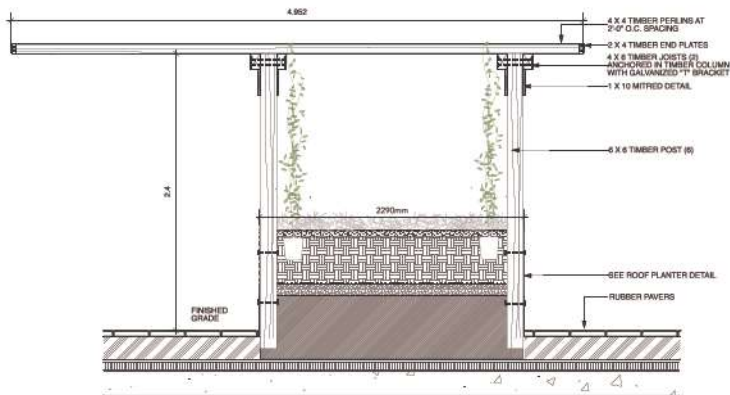
20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.:	23-019

DETAILS -  
FURNISHINGS



1 ROOF PLANTER AT RUBBER PAVING  
Scale: 1:20



2 ROOF PLANTER/TRELLIS  
Scale: 1:20

- TIMBER NOTES:**
1. ALL WOOD TO BE PREMIUM GRADE CEDAR, MINIMUM KNOTS, NO HOLES
  2. ALL CUT ENDS TO BE TREATED WITH WATERPROOF SEALER.
  3. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
  4. ALL CUTS TO BE SQUARE AND CLEAN.
  5. ALL EXPOSED WOOD TO BE STAINED (SOLID) WITH 2 COATS OF STAIN. COLOUR TO BE DETERMINED.
  6. WOOD DIMENSION ARE NOMINAL UNLESS NOTED ON DRAWINGS.



3 HUTCH BACKLESS BENCH  
COLOUR : SAND / BROWN SLATE  
LENGTH: 5 FT  
SUPPLIER: WISHBONE (604-626-0476)

3 HUTCH BACKLESS BENCH BY WISHBONE  
Scale: 1:10



4 LOLLYGAGGER HDPE RECTANGLE  
OUTDOOR COCKTAIL TABLE  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

4 COFFEE TABLE  
Scale: NTS



5 LOLLYGAGGER HDPE OUTDOOR LOUNGE CHAIR  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

5 LOUNGE CHAIR  
Scale: NTS



6 LOLLYGAGGER HDPE OUTDOOR SOFA  
COLOUR : DRIFTWOOD  
SUPPLIER: LOLL DESIGNS (877.740.3387)

6 SOFA  
Scale: NTS

**David Stoyko**  
Landscape Architect

2686 6TH AVENUE EAST  
VANCOUVER BC V6M 1K3  
P. 604.720.0248

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS

12	
11	
10	
9	
8	
7	
6	
5	

4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21

REVISIONS

**MULTI-FAMILY**  
**DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale:	AS SHOWN
Drawn:	EG
Reviewed:	DS
Project No.:	23-019

DETAILS - ROOF

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

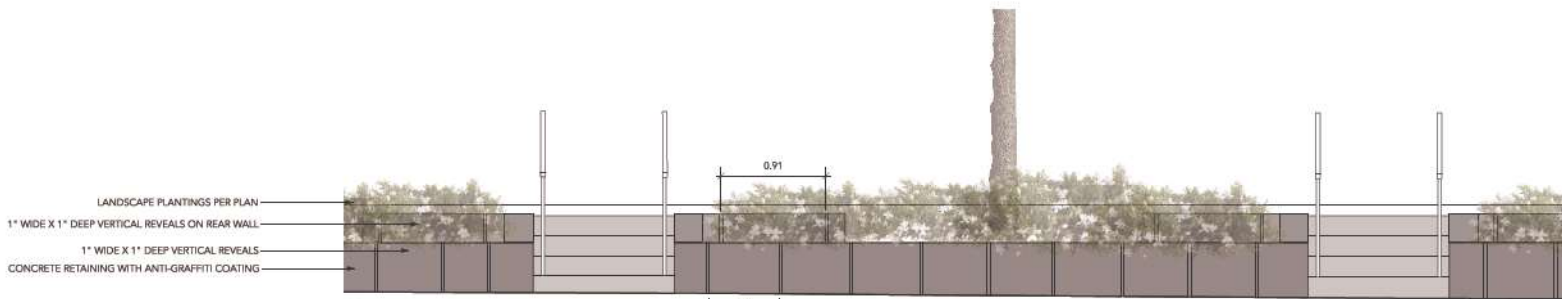
THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE, WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

**SCALE**  
PROJECTS



1 CONCRETE WALLS ELEVATION  
Scale: 1:75



2 CONCRETE WALLS ELEVATION DETAIL  
Scale: 1:20



3 ADDRESS SIGN DETAIL  
Scale: 1:10

NOTES:  
1- PAINTED STEEL LETTERS PINNED TO CONCRETE  
2- ADDRESS SIZE AND INFORMATION TO CONFORM TO BYLAWS  
3- LETTERS FLAT AGAINST CONCRETE WALL

12		
11		
10		
9		
8		
7		
6		
5		
4	ISSUED FOR DEVELOPMENT PERMIT	23-11-16
3	ISSUED FOR REVIEW	23-10-27
2	ISSUED FOR CPTED REVIEW	23-10-05
1	ISSUED FOR CONCEPT REVIEW	23-09-21
REVISIONS		

**MULTI-FAMILY  
DEVELOPMENT**

20256-58, 20264, 20272 54A Avenue  
City of Langley, British Columbia

Scale: AS SHOWN  
Drawn: MGC/DS/EG  
Reviewed: DS  
Project No. 23-019

DETAILS - RETAINING  
WALLS